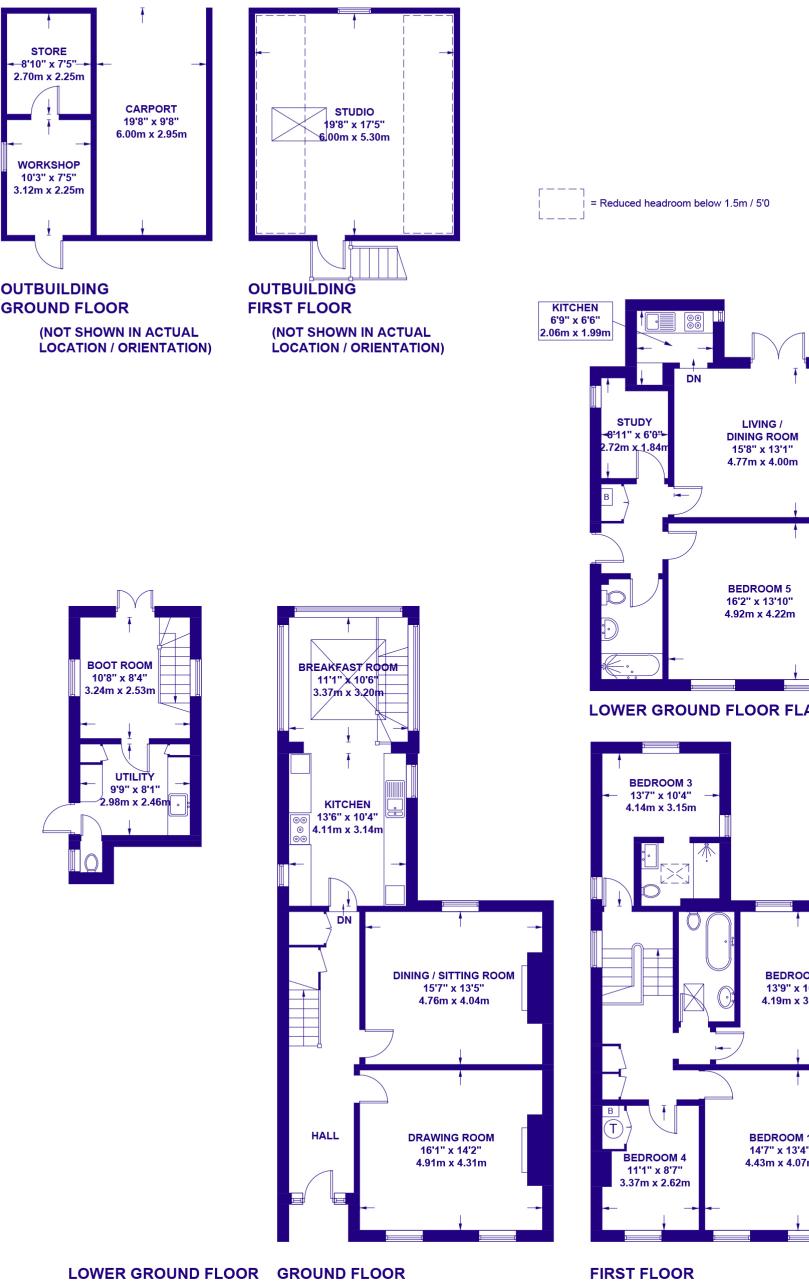


Approximate Gross Internal Area = 1842 sq ft / 171.1 sq m
 Lower Ground Floor Flat = 637 sq ft / 59.2 sq m
 Outbuildings = 487 sq ft / 45.2 sq m
 Total = 2966 sq ft / 275.5 sq m



Errington Smith Sales & Lettings

Disclaimer:

Conditions under which particulars are issued Nigel Errington-Smith & Company Limited for themselves and for the Vendors of this property, whose agents they are, give notice that: 1). The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3). Photographs may have been taken with a wide angle lens. 4). No person in the employment of Nigel Errington-Smith & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

For the Guidance of Interested Parties:

- a). If any particular points are important to your interest in the property then please ask for further information. b). We have not tested any of the services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described.
- d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

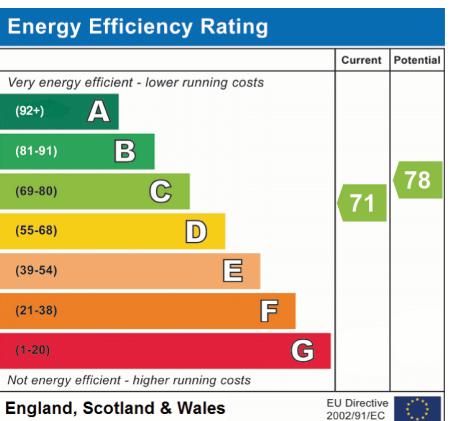


erringtonsmith
town and village properties



21 Old Bath Road, Cheltenham, Gloucestershire GL53 7QE

A truly exceptional four-bedroom Grade II listed semi-detached family house featuring a splendid self-contained one bedroom garden apartment with its own entrance, off road parking for numerous vehicles, a carport and a wonderful rear garden located within walking distance of local shops, parks, the Lido and the town centre.



Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

21 Old Bath Road, Cheltenham, Gloucestershire GL53 7QE

A truly exceptional four-bedroom Grade II listed semi-detached family house featuring a splendid self-contained one bedroom garden apartment with its own entrance, off road parking for numerous vehicles, a carport and a wonderful rear garden located within walking distance of local shops, parks, the Lido and the town centre. The beautifully presented main dwelling, finished to an exceptionally high standard, provides spacious and elegant accommodation throughout and on the ground floor comprises in brief a welcoming hallway with bespoke panelling, an impressive drawing room and a stylish sitting/dining room each with newly installed log burning stoves, a large and beautifully appointed kitchen with premium fitted units, quartz work surfaces and Bosch appliances, opening into a stunning light filled breakfast room enhanced by a large roof lantern and windows to three sides, showcasing views over the superb rear garden.

The first floor offers four double bedrooms, a stylish en-suite shower room with touch screen electric shower and a luxurious family bathroom featuring a free-standing bath, contemporary basin and heated mirror.

In addition, the self-contained garden apartment with its own private entrance offers excellent versatility for guests, extended family, or as an income opportunity and comprises a hallway, a spacious living/dining room opening into a kitchenette and double doors leading out to a well sized courtyard garden, a large double bedroom, a study and a bathroom.

Further benefits of this remarkable property, with a wealth of fine period features, include a utility room with WC, a boot room, gas fired central heating, beautifully landscaped gardens to the front and to the rear which enjoys an idyllic setting for outdoor entertaining and relaxation, off road parking for numerous vehicles, an oak framed timber outbuilding incorporating a carport, a workshop and a store with a studio above accessed via an external staircase. Restrictions apply. Council tax band: Principal dwelling - E/Apartment - A. Energy Performance rating: Principal dwelling - D and Apartment - C.



Directions

Leave Cheltenham via The Promenade, turn left at the roundabout onto Montpellier Terrace. At the traffic lights turn right and then immediately left onto Sandford Road. Turn left onto Old Bath Road where the property can be found on the left hand side. Parking is accessed by continuing past the property, turning left onto Argyll Road and taking the first left onto College Drive. The driveway can be found on the left hand side.

Price:

£1,295,000

Tenure:

Freehold

Contact: